



Hether House, Hethersgill - CA6 6ES

Guide Price £265,000

C&D Rural

Hether House

Hethersgill, Carlisle, CA6 6ES

- Two bedroom detached sandstone cottage in a rural setting
- Generously sized plot extending to 1.58 acres
- Versatile range of sheds and stables
- Workshop area
- In need of modernisation with potential to be a beautiful family home
- Potential for extension and alteration (subject to the necessary consents)
- No onward chain

Hether House is a detached two-bedroom cottage situated in a rural setting near the hamlet of Hethersgill. Approximately 1.58 acres with useful outbuildings and grazing land.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

C&D Rural



Hether House

Hether House is a detached two-bedroom cottage situated in a peaceful, rural setting, near the hamlet of Hethersgill. Set within approximately 1.58 acres, the property offers a fantastic combination of residential accommodation, useful outbuildings and grazing land, making it an ideal opportunity for those seeking a rural lifestyle.

Accommodation

The property is approached via the front door, which opens into a long central hallway providing access to the bedrooms, bathroom and living accommodation.

The living room is a bright and welcoming space with attractive views over the surrounding fields. The room features an open fireplace with a back boiler, creating a charming focal point.

To the left of the property is the kitchen, which has tiled walls and flooring, a range of wall and base units and plumbing points for either a washing machine or dishwasher. There is also access to the rear of the property.



The bathroom comprises an electric shower over bath, WC and wash hand basin. An airing cupboard houses the immersion heater and also provides access to the loft space.

Bedroom one is a bright room with fitted wardrobes, shelving and useful overhead storage.

At the end of the hallway is the generous principal bedroom, which is a bright and spacious room with views towards the surrounding countryside.

Adjoining the property is an outhouse/workshop, fitted with power points and a radiator. This versatile space is currently well suited to use as a workshop, office or storage area, but also offers potential to be incorporated into the main house to create additional accommodation, potentially providing a third bedroom, subject to the necessary consents.







Outside

The property sits within approximately 1.58 acres and benefits from ample off-road parking for multiple vehicles.

There is a large storage barn with power, providing excellent additional storage space.

The Dutch barn offers further versatile storage or workshop accommodation and benefits from a concrete floor and power. To the rear of the barn are internal stables, together with a small shelter suitable for livestock.

The surrounding land is divided into three paddocks, providing useful grazing for horses or small livestock. The combination of paddocks, stabling, outbuildings and open countryside makes the property particularly appealing to equestrian buyers, small scale farmers or those looking for a rural life-style property.

Location

Hether House is set in a peaceful rural location near the hamlet of Hethersgill, surrounded by open countryside and grazing land. The property offers a quiet lifestyle while remaining accessible to nearby villages and local amenities.

What3words: rumble.bins.snowy

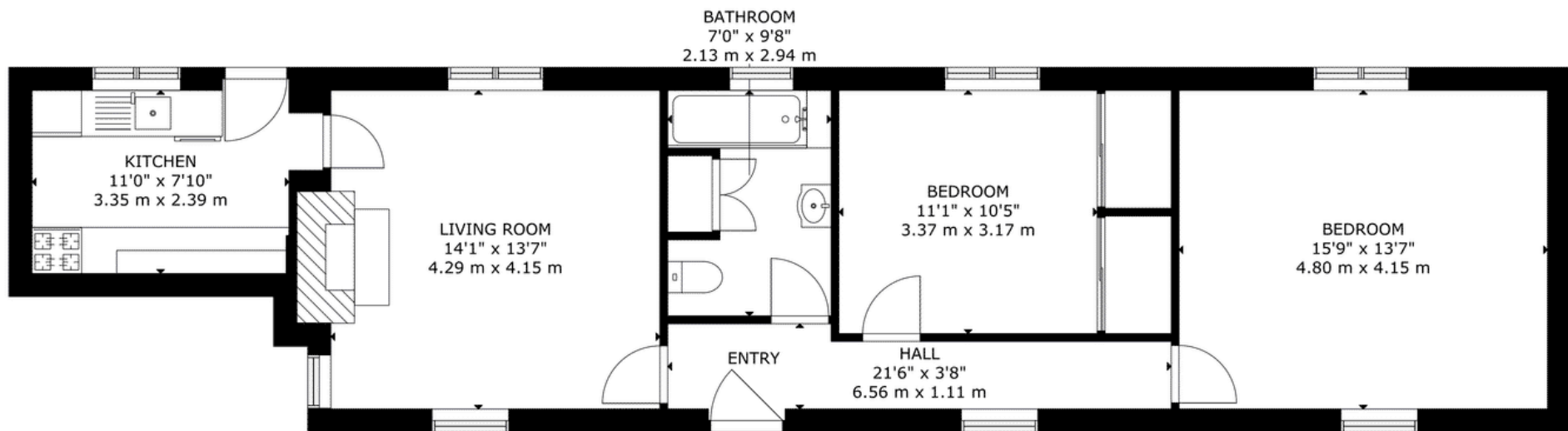












GENERAL REMARKS & STIPULATIONS

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Services: Hether House is severed by a private septic tank, mains water and an oil tank and central heating.

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk
T: 01228 792 299 | E: office@cdrural.co.uk

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.